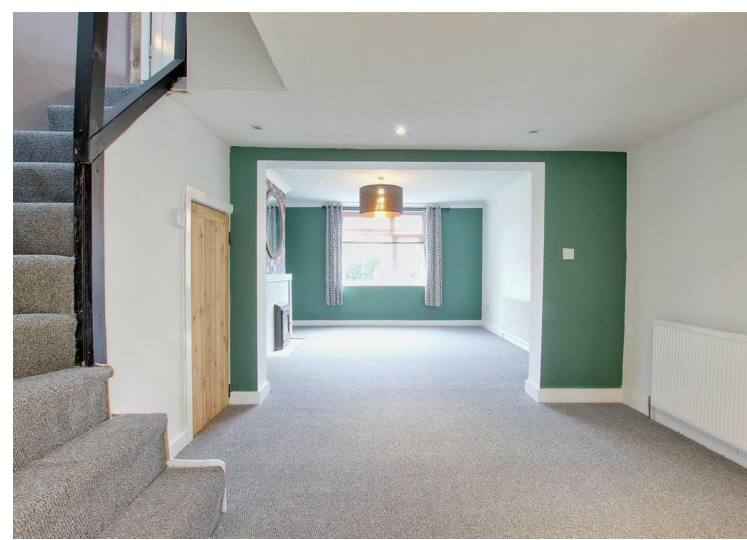
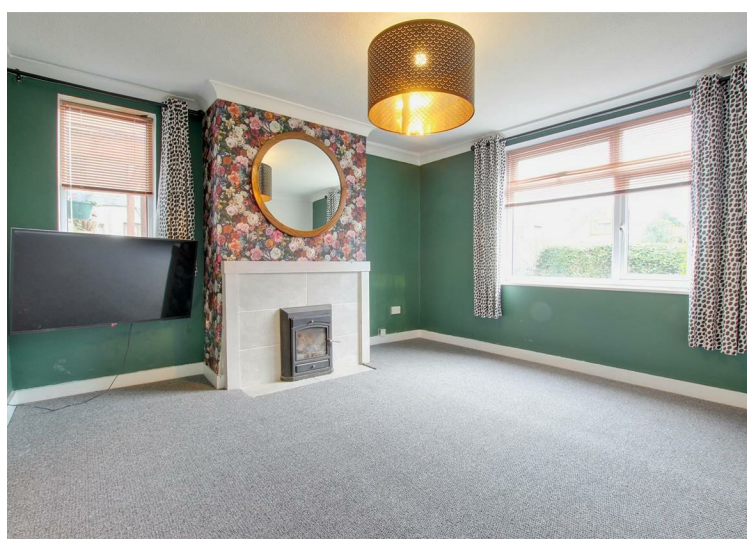


**QUICK & CLARKE**  
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**11 Main Street, Brandesburton YO25 8RL**  
**Asking price £249,950**

- Substantially Extended Home
- 24ft Day Room and Kitchen
- Lounge & Snug
- Four Bedrooms
- Popular Village Location
- West Facing Garden
- Plenty of Parking
- No Chain
- Energy Rating: C

Substantially extended home in the popular village of Brandesburton.

Super 24ft day room and kitchen, lounge & snug with four double bedrooms to the first floor and family bathroom/w.c. Plenty of off street parking and a secluded west facing garden to the rear. NO CHAIN

#### LOCATION

The property is located on the Southern end of Main Street, which leads off New Road.

Brandesburton itself is a well regarded North Holderness village which lies just off the main A165 Hull to Bridlington road. The village has a parish population of around 1522 (2011 census) and is convenient for access to the city of Hull (about 15 miles), the market towns of Beverley (about 8 miles) and Driffield (about 10 miles), as well as the East Yorkshire coast. The village is served by local shops, two public houses, a Chinese restaurant & take-away, it's own primary/junior school and a number of recreational facilities including an 18 hole golf course.

#### ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing to the windows and rear patio doors, with double glazed hard wood units to the front entrance porch and roof lights. The accommodation is arranged on two floors as follows:

#### OPEN PORCH

#### ENTRANCE HALL

5'2" x 8' (1.57m x 2.44m)

With laminate flooring, front entrance door with double glazed panels to either side and one central heating radiator.

#### CLOAKS/W.C.

Concealed central heating boiler, wash hand basin, low level w.c. and one central heating radiator.

#### UTILITY CUPBOARD

With work surface, plumbing for automatic washing machine and a useful cloaks area.

#### COMBINED DAY ROOM & KITCHEN

10'6" x 24'11" overall (3.20m x 7.59m overall)

Fitted base and wall units incorporating work surfaces with an inset sink and tiled splashbacks, built-in oven and split-level gas hob with cooker hood over, built-in fridge freezer, laminate flooring, breakfast counter, two sets of double French doors leading onto the rear garden and two central heating radiators.

#### SNUG/OFFICE AREA

11'10" x 10'3" (3.61m x 3.12m)

Being open plan from the day room and to the lounge, with downlighting, a dogleg staircase leading off incorporating a cupboard under and one central heating radiator. Square opening leading to:

#### LOUNGE

12'10" x 12'11" (3.91m x 3.94m)

With a multi-fuel stove set on a tiled hearth and inset and one central heating radiator.

#### FIRST FLOOR

#### LANDING

Double glazed Velux roof light, built-in cupboard and doorways to:

#### BEDROOM 1 (FRONT)

12'8" x 12'11" (3.86m x 3.94m)

Access hatch to the roof space and one central heating radiator.

#### BATHROOM/W.C.

7'2" x 6'9" (2.18m x 2.06m)

With an automated Velux roof light, panelled bath with mixer taps and hand shower over, vanity unit housing the wash hand basin, low level w.c. and ceramic tiled floor covering.

#### BEDROOM 2 (REAR)

12'2" x 10'6" overall (3.71m x 3.20m overall)

One central heating radiator.

#### INNER HALLWAY

With a deep built-in cupboard and doorways to:

#### BEDROOM 3 (REAR)

8'10" x 12' (2.69m x 3.66m)

One central heating radiator.

#### BEDROOM 4 (FRONT)

8'10" x 10'6" (2.69m x 3.20m)

One central heating radiator.

#### OUTSIDE

The property enjoys a generous garden frontage which is mainly lawned with mature hedgerow and there is a gravelled driveway and parking area. To the rear is a well secluded garden with pergola, play house, terrace and good sized lawned garden which extends along the side of the property to meet the driveway providing potential for additional parking of garaging if required (subject to planning).

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### COUNCIL TAX

The Council Tax Band for this property is Band A.



Total area: approx. 113.9 sq. metres (1226.2 sq. feet)

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.